

**40 Lorn Road, Queanbeyan, NSW 2620**

**House For Sale**

Wednesday, 25 October 2023



40 Lorn Road, Queanbeyan, NSW 2620

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 765 m2**

**Type: House**



Greg Ward  
0413503312



Jennifer Ward  
0412563967

## Auction 19/11/23

As you approach this well-presented home, you can't help but be drawn to its seemingly modest yet heart-warming façade, where feature stonework and expanses of glass complement the timelessness of its brick and tile frame. The interior floorplan is simple and practical, providing more than enough space for growing families and downsizers alike. Ready to move straight into as is, there's also plenty of potential to take these solid bones and create a more contemporary home haven into the future.

- Extremely well presented home, ready to move into and add your own touches
- Gorgeous sunroom at the front of the home flows through to a large lounge room
- Eat-in kitchen features an oversized gas cooktop, dishwasher and ample storage
- Covered alfresco entertaining area enjoys the warming ambience of a fireplace
- Sun-bathed master bedroom boasts easy access to the well-presented bathroom
- Two more bedrooms are also provided, as well as a study and good-sized laundry
- Fully fenced backyard is lovely and level and includes a chook pen and veggie garden
- Single garage plus extensive under house storage, and a four-car garage at the rear
- Ducted reverse cycle a/c throughout, plus a ceiling fan and a slow combustion fire
- R3 Medium Density Zoned
- Placed in a quiet cul-de-sac, backing onto playing fields, close to Queanbeyan CBD
- Rates: \$3,277.36

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.